

Doc-5533

**** Electronically Filed Document ****

Midland County
Cheryl Becker
County Clerk

Document Number: 2013-5533

Recorded As : ERX-RECORDING

Recorded On: March 06, 2013

Recorded At: 12:08:29 pm

Number of Pages: 5

Recording Fee: \$28.00

Parties:

Direct-
Indirect-

Receipt Number: 395020

Processed By: Vangie Montemayor

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.



State of Texas
County of Midland

I hereby certify that this instrument was FILED on the date and at the time stamped herein by me and was duly
RECORDED in the named RECORDS of Midland County, Texas as stamped herein.

Cheryl Becker County Clerk
Midland County, Texas

Doc-5533

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WEST TEXAS ABSTRACT
GF # 1801-001-102

GENERAL WARRANTY DEED

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

Effective Date: March 4, 2013

Grantor: D&J Realty, LLC, a Texas limited liability company

Grantor's Mailing Address: 6826 Island Circle, Midland, TX 79707

Grantee: 4 Industrial Loop Partners, L.L.C, a Texas limited liability company

Grantee's Mailing Address: 8115 Preston Road, Suite 415, Dallas, TX 75225

Consideration: Ten Dollars (\$10.00) cash, and other good and valuable consideration

Property: All of Grantor's right, title and interest in and to the following described property, both surface and mineral estates:

Lot Two (2), Block Eleven (11), Midkiff Industrial Center Section 20, a subdivision of Midland County, Texas according to the map or plat thereof of record in Plat Cabinet E, Page 11, Plat Records of Midland County, Texas,

Together with (i) all right, title and interest of the Grantor in and to those certain buildings, structures and fixtures presently situated on such real property; (ii) all streets, roads, alleys, easements, rights of way, licenses, rights of ingress and egress, vehicle parking rights and public places, existing or proposed, abutting, adjacent, used in connection with or pertaining to the real property and improvements; (iii) any strips or gores of real property between such real property and abutting or adjacent properties; and (iv) all appurtenances and all reversions and remainders in or to such real property (collectively, the "Property").

Reservations from and Exceptions to Conveyance and Warranty:

Doc-5533

This General Warranty Deed and the conveyance set forth herein is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit A, to the extent the same are validly existing and applicable to the Property (collectively, the "Permitted Encumbrances").

Grantor, for the consideration and subject only to the Permitted Encumbrances, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof subject only to the Permitted Encumbrances.

When the context requires, singular nouns and pronouns include the plural.

[Signature page follows.]

Doc-5533

This conveyance is subject to all valid and subsisting oil, gas and mineral leases of record.

Grantor:

D&J Realty, LLC

By: Jackie Dale Redman

Jackie Dale Redman, President

STATE OF TEXAS §
 §
COUNTY OF MIDLAND §

Before me, a Notary Public, on this day personally appeared Jackie Dale Redman, President of D&J Realty, LLC, known to me to be the person whose name is subscribed to the forgoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this 4 day of March, 2013.

Michelle Leigh Stamper
Notary Public, State of Texas



After recording, please return to:

Munsch Hardt Kopf & Harr, P.C.
3800 Lincoln Plaza
500 N. Akard St.
Dallas, Texas 75201
Attention: David Coligado

Doc-5533

EXHIBIT A**Permitted Encumbrances**

1. Mineral and/or royalty interest as described in instruments records in Vol. 84, Page 433; Vol. 164, Page 35; and Vol. 170, Page 27 in the Deed Records of Midland County, Texas.
2. The following all according to the plat recorded in Plate Cabinet E, Page 11, Plat Records of Midland County, Texas:
 - a. 20' T&P RR Company Spur Easement along a portion of the west property line;
 - b. 10' TESCO easement in the southeasterly portion of the Property; and
 - c. Two TESCO easements at the easterly property line.
3. Distribution Easement and Right of Way to Texas Electric Service Company recorded in Vol. 310, Page 66, of the Deed Records of Midland County, Texas.
4. Easement to Texas Electric Service Company recorded in Vol. 551, Page 770 and Vol. 586, Page 436, of the Deed Records of Midland County, Texas.